# ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, February 29, 2016 David Gebhard Public Meeting Room: 630 Garden Street 1:00 P.M.

**BOARD MEMBERS:** KIRK GRADIN, *Chair* 

SCOTT HOPKINS, Vice Chair

THIEP CUNG

COURTNEY JANE MILLER

KEVIN MOORE

AMY FITZGERALD TRIPP WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS

PLANNING COMMISSION LIAISON: JOHN CAMPANELLA

PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

#### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the consent agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Agenda reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at <a href="www.SantaBarbaraCA.gov/ABR">www.SantaBarbaraCA.gov/ABR</a>. If you have any questions or wish to review the plans, please contact Susan Gantz, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 3311, or by email at <a href="mailto:SGantaBarbaraCA.gov">SGantaBarbaraCA.gov</a>. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under <a href="mailto:City Calendar">City Calendar</a> to verify closure dates. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308, or by email at <a href="mailto:ABRSecretary@SantaBarbaraCA.gov">ABRSecretary@SantaBarbaraCA.gov</a>. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**NOTICE:** On Thursday, February 25, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at <a href="https://www.SantaBarbaraCA.gov/ABR">www.SantaBarbaraCA.gov/ABR</a>.

**PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting, can be submitted via email to: <a href="mailto:ABRSecretary@SantaBarbaraCA.gov">ABRSecretary@SantaBarbaraCA.gov</a> or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

#### **ABR - NEW ITEM**

### A. 514 THRU 520 E ORTEGA ST

C-M Zone

Assessor's Parcel Number: 031-171-003 Application Number: MST2015-00526

Owner: Miguel & Amelia Torrez 2002 Revocable Trust

Applicant: Catherine Dunbar

(Proposal for exterior alterations to three existing single-family dwellings on a 15,000 square foot parcel. The work will include a 288 square foot rear patio cover at each of 514 and 518 E. Ortega Street and additional work including a 28 square foot bathroom addition and foundation repair at 514 E. Ortega Street, an-as-built 320 square foot prefabricated metal storage container at 516 E. Ortega Street, and to permit an attached, 114 square foot as-built rear patio roof on the dwelling at 520 E. Ortega Street. This is a revision to an open building permit BLD2015-01366 for interior work. This project addresses violations identified in Enforcement Case ENF2014-01366.)

## **ABR - NEW ITEM**

B. 315 MEIGS RD C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-015-008 Application Number: MST2016-00074

Owner: Robert and Adell Hild, Trustees Architect: Paul Poirier & Associates

Business Name: Mesa Burger

(Proposal for a tenant improvement project in an existing restaurant. The project will include the replacement of existing entry doors and windows with new entry doors and roll up doors, new patio planter wall faced with reclaimed wood, and wood gate. Also proposed is the replacement of patio furniture, umbrellas, and heaters.)

### **ABR - REVIEW AFTER FINAL**

C. 3714 STATE ST C-P/SD-2 Zone

Assessor's Parcel Number: 053-300-023 Application Number: MST2012-00443

Owner: KW Fund V-Sandman, LLC

Applicant: Kenneth Marshall
Architect: Brian Cearnal
Agent: John Schuck

Landscape Architect: Martha Degasis, AIA

(**Revision** to the previously approved mixed-use development at the former Sandman Inn site [MST2007-00591; City Council Resolution No. 10-020]. The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.)

(Review After Final of change to the approved project to add an ADA accessible ramp at northeast corner of the site, necessitating the removal of one existing Yucca tree at the property line.)